

# HOUSING NOW

## Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2012

### New Home Market

#### Housing Starts in Edmonton Strengthen in January

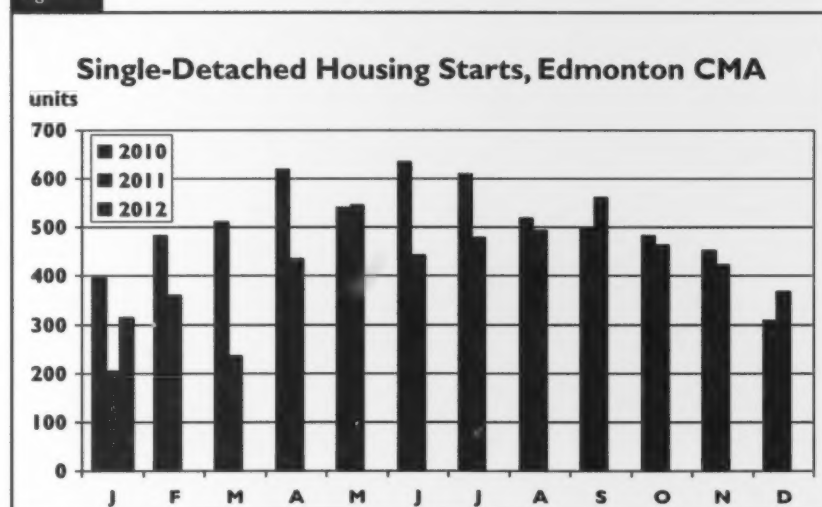
Housing starts in the Edmonton Census Metropolitan Area (CMA) increased year-over-year in January by 59 per cent to 578 units compared with 363 in January 2011. The increase

occurred in both the single-detached and multi-family sectors. Starts within Edmonton City in January were more than double the volume recorded a year prior, while the suburban areas witnessed a 37 per cent decrease during the same time frame. Total housing units under construction across Metro in January were up by nine per cent year-over-year to 9,036 units.

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Figure 1



Source: CMHC

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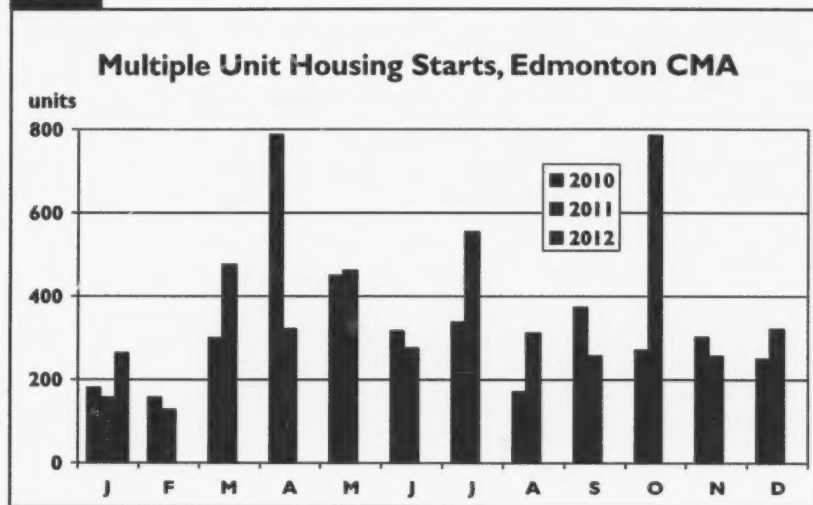
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Figure 2



Source: CMHC

Single-detached starts in January increased by 53 per cent year-over-year to 314 units, up from 205 in January 2011. The gain represents a strong start to the year for Edmonton's single-detached builders. However, it should be noted that last year's starts were hampered by heavy snow and cold temperatures which delayed production across the Capital region. Inside Edmonton City, single-detached starts rose by over 92 per cent from January 2011 to 227 units while the suburban areas were unchanged from the first month of 2011 at 87 units.

Single-detached completions in January decreased year-over-year for the seventh consecutive month, reaching 374 units. Absorptions did

not keep pace with completions in January, thus inventories moved upward from the previous month of December. The region's 351 single-detached absorptions represented an 18 per cent decline from the same month in 2011. Inventories of completed and unoccupied units, including show homes, stood at 637 units in January, up 15 per cent from this time last year.

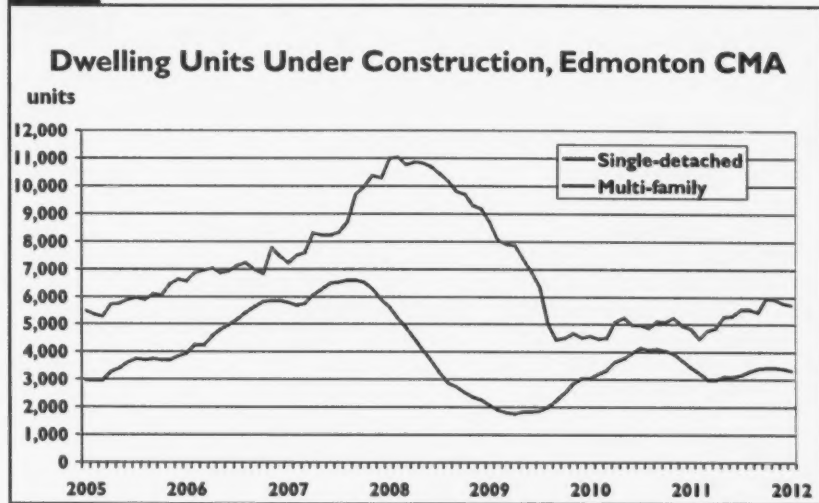
The average price of single-detached units absorbed in January increased by 2.5 per cent from the same month in 2011 to \$520,598. By comparison, contractor selling prices reported by Statistics Canada's latest New House Price Index (NHPI) for December 2011 increased in Edmonton by 1.2

per cent on a year-over-year basis.

Multi-family starts, which consist of semi-detached units, rows, and apartments, increased by 67 per cent year-over-year in January to 264 units. Semi-detached starts in January, at 96 units, were double the tally a year prior. Row (townhouse) and apartment starts, meanwhile, increased from January of last year by 27 and 63 per cent, respectively. The 130 apartment units recorded in January were located in Edmonton City and were intended for the rental market. The Edmonton City multi-family starts totalled 239 units compared with 66 in January 2011. Outside of City limits, multi-family starts decreased by 73 per cent from last January to 25 units.

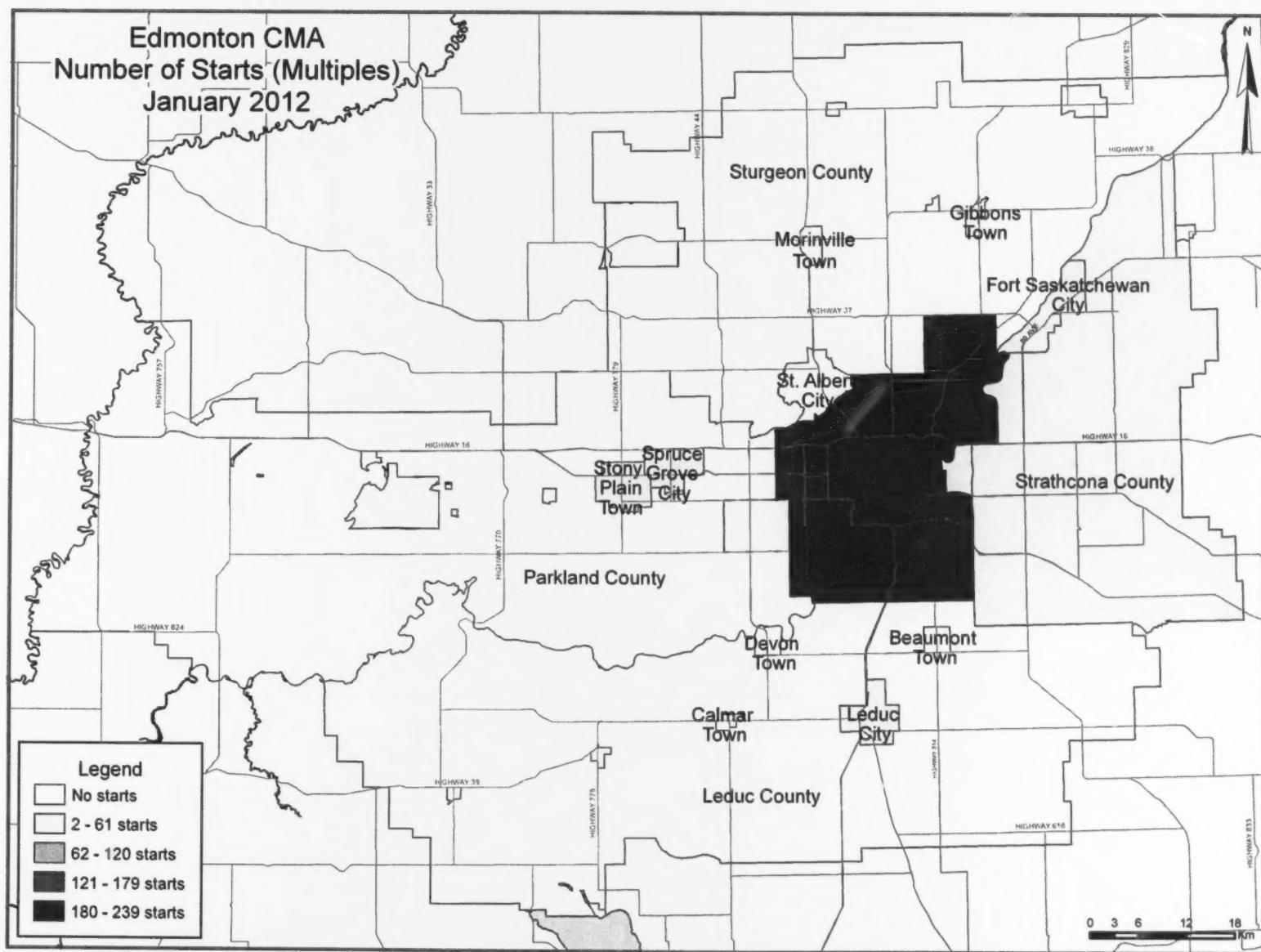
Multi-family completions in January rose by 44 per cent from this time last year to 338 units. Absorptions also advanced in January by double-digit percentages from the first month of 2011. However, at 272 units, absorptions were considerably outpaced by completion levels. This resulted in the first month-over-month uptick in multi-family inventory since September of last year. Total multiple dwellings that were completed and unoccupied stood at 950 units in January, nearly two per cent more than the inventory on hand at the end of January 2011.

Figure 3

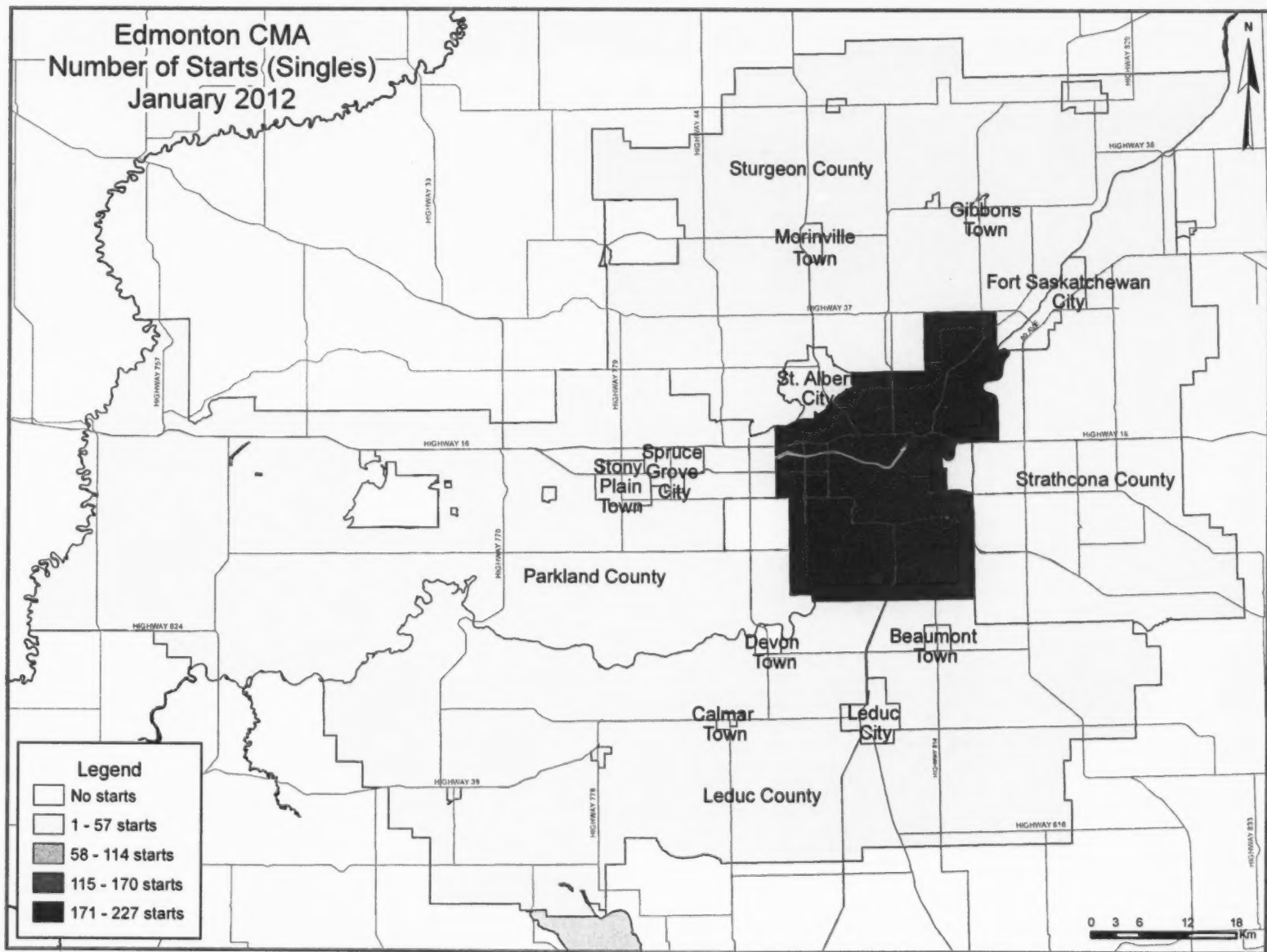


Source: CMHC

Edmonton CMA  
Number of Starts (Multiples)  
January 2012



Edmonton CMA  
Number of Starts (Singles)  
January 2012

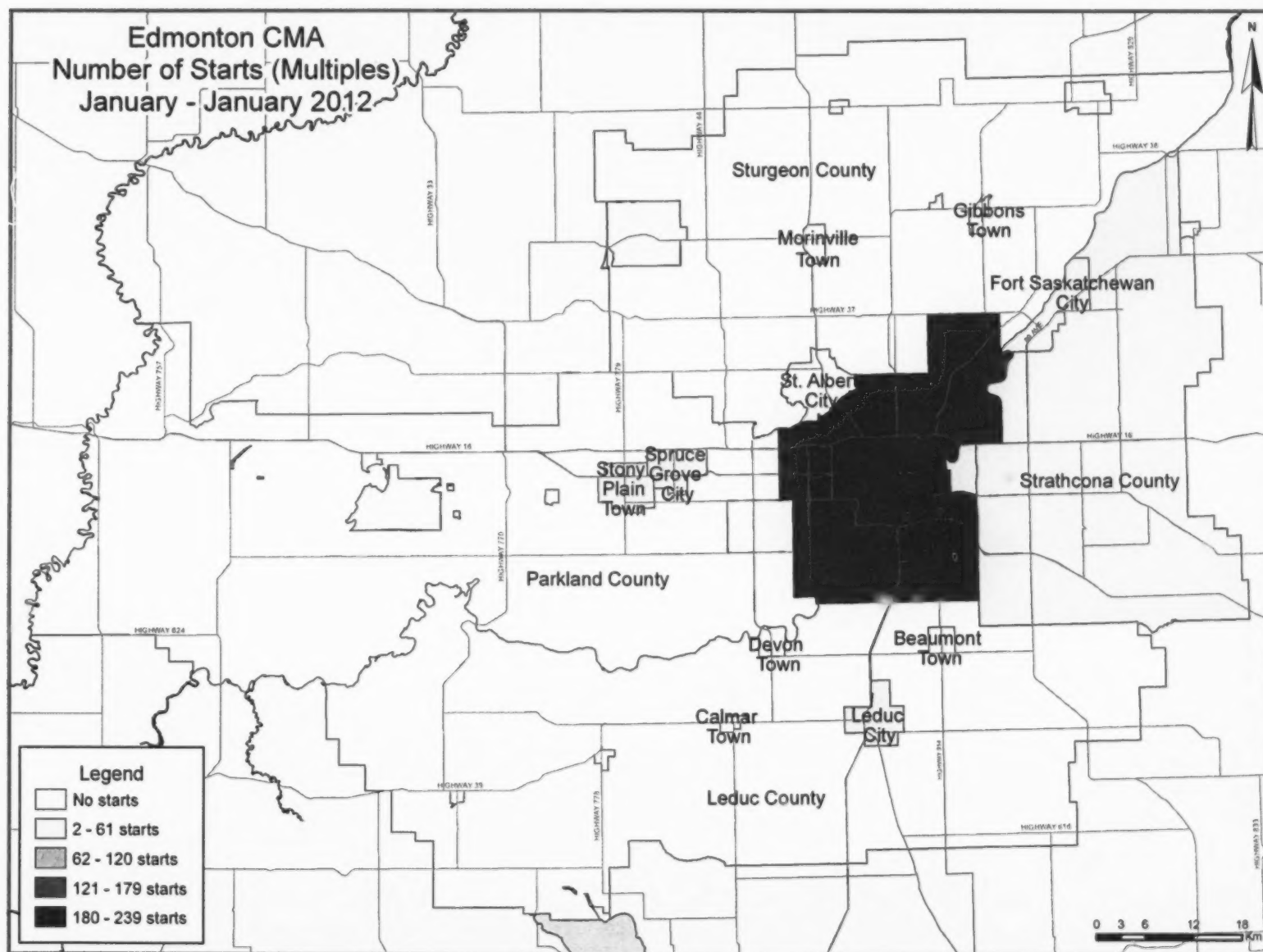


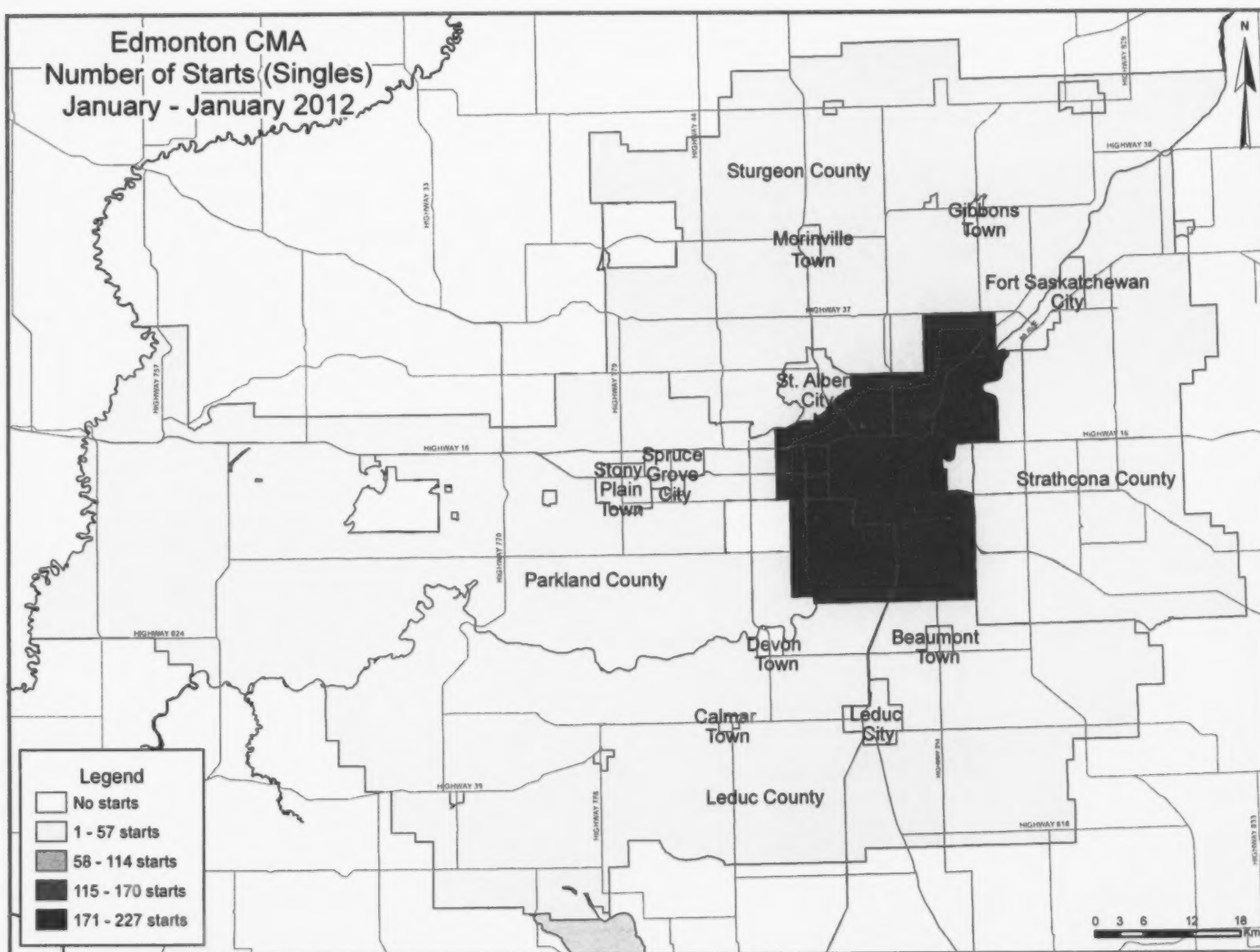


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Canada Mortgage and Housing Corporation

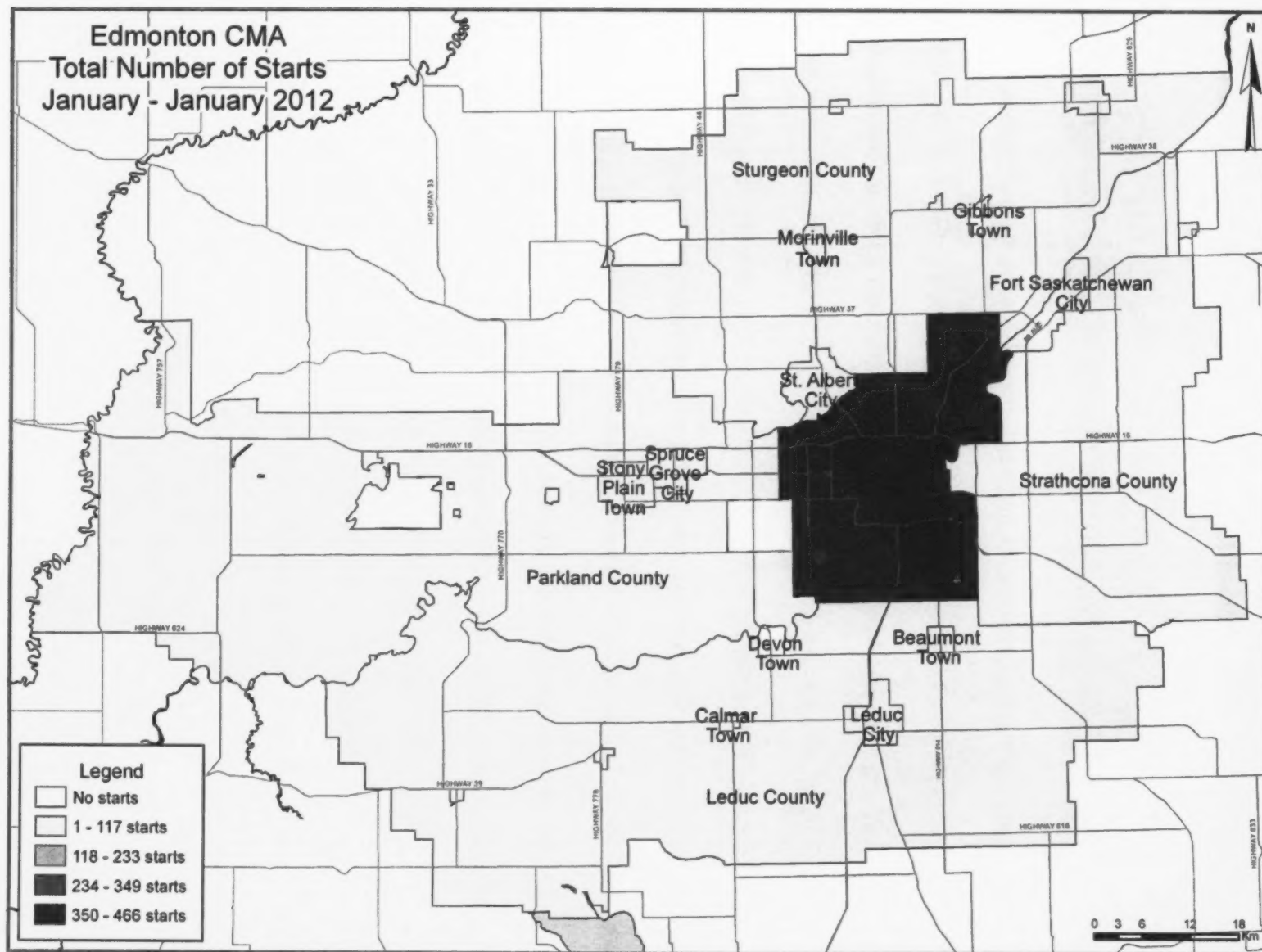
Edmonton CMA  
Number of Starts (Multiples)  
January - January 2012







**Edmonton CMA  
Total Number of Starts  
January - January 2012**



## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

### Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA

January 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2012	312	74	7	2	53	0	0	130	578
January 2011	205	32	30	0	16	80	0	0	363
% Change	52.2	131.3	-76.7	n/a	**	-100.0	n/a	n/a	59.2
Year-to-date 2012	312	74	7	2	53	0	0	130	578
Year-to-date 2011	205	32	30	0	16	80	0	0	363
% Change	52.2	131.3	-76.7	n/a	**	-100.0	n/a	n/a	59.2
UNDER CONSTRUCTION									
January 2012	3,312	814	99	12	829	3,039	25	906	9,036
January 2011	3,412	570	89	11	868	2,886	39	375	8,293
% Change	-2.9	42.8	11.2	9.1	-4.5	5.3	-35.9	141.6	9.0
COMPLETIONS									
January 2012	373	92	0	1	91	82	2	71	712
January 2011	453	82	31	1	47	69	3	3	689
% Change	-17.7	12.2	-100.0	0.0	93.6	18.8	-33.3	**	3.3
Year-to-date 2012	373	92	0	1	91	82	2	71	712
Year-to-date 2011	453	82	31	1	47	69	3	3	689
% Change	-17.7	12.2	-100.0	0.0	93.6	18.8	-33.3	**	3.3
COMPLETED & NOT ABSORBED									
January 2012	635	123	17	1	179	616	1	15	1,587
January 2011	553	97	19	2	168	620	1	29	1,489
% Change	14.8	26.8	-10.5	-50.0	6.5	-0.6	0.0	-48.3	6.6
ABSORBED									
January 2012	351	90	1	0	63	54	2	62	623
January 2011	428	73	25	0	40	67	3	13	649
% Change	-18.0	23.3	-96.0	n/a	57.5	-19.4	-33.3	**	-4.0
Year-to-date 2012	351	90	1	0	63	54	2	62	623
Year-to-date 2011	428	73	25	0	40	67	3	13	649
% Change	-18.0	23.3	-96.0	n/a	57.5	-19.4	-33.3	**	-4.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**January 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Edmonton City									
January 2012	225	64	4	2	41	0	0	130	466
January 2011	118	20	30	0	16	0	0	0	184
Beaumont Town									
January 2012	5	0	0	0	0	0	0	0	5
January 2011	6	0	0	0	0	0	0	0	6
Devon Town									
January 2012	0	0	0	0	0	0	0	0	0
January 2011	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
January 2012	10	4	0	0	0	0	0	0	14
January 2011	5	0	0	0	0	0	0	0	5
Leduc City									
January 2012	9	2	0	0	0	0	0	0	11
January 2011	16	0	0	0	0	80	0	0	96
Leduc County									
January 2012	4	0	0	0	0	0	0	0	4
January 2011	0	0	0	0	0	0	0	0	0
Morinville Town									
January 2012	4	0	0	0	0	0	0	0	4
January 2011	14	0	0	0	0	0	0	0	14
Parkland County									
January 2012	4	0	0	0	0	0	0	0	4
January 2011	4	0	0	0	0	0	0	0	4
Spruce Grove City									
January 2012	9	2	3	0	4	0	0	0	18
January 2011	5	12	0	0	0	0	0	0	17
St. Albert City									
January 2012	5	0	0	0	0	0	0	0	5
January 2011	7	0	0	0	0	0	0	0	7
Stony Plain Town									
January 2012	6	2	0	0	0	0	0	0	8
January 2011	6	0	0	0	0	0	0	0	6
Strathcona County									
January 2012	17	0	0	0	8	0	0	0	25
January 2011	12	0	0	0	0	0	0	0	12
Sturgeon County									
January 2012	7	0	0	0	0	0	0	0	7
January 2011	9	0	0	0	0	0	0	0	9
Remainder of the CMA									
January 2012	7	0	0	0	0	0	0	0	7
January 2011	3	0	0	0	0	0	0	0	3
Edmonton CMA									
January 2012	312	74	7	2	53	0	0	130	578
January 2011	205	32	30	0	16	80	0	0	363

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket

January 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
January 2012	1,975	598	72	11	616	2,594	21	480	6,367
January 2011	1,776	378	56	11	665	2,249	23	66	5,267
Beaumont Town									
January 2012	180	14	0	0	0	0	0	66	260
January 2011	192	16	0	0	8	0	0	0	216
Devon Town									
January 2012	11	2	0	0	5	0	0	0	18
January 2011	7	0	0	0	10	0	0	28	45
Fort Saskatchewan City									
January 2012	127	46	0	1	2	0	0	0	176
January 2011	139	36	0	0	13	0	0	223	411
Leduc City									
January 2012	147	62	4	0	24	160	0	127	524
January 2011	184	34	0	0	12	160	0	24	414
Leduc County									
January 2012	94	2	0	0	0	0	0	0	96
January 2011	93	0	0	0	0	0	0	0	93
Morinville Town									
January 2012	38	0	8	0	23	0	0	0	69
January 2011	60	0	8	0	54	0	0	0	122
Parkland County									
January 2012	133	4	0	0	0	0	0	0	137
January 2011	178	2	0	0	0	0	0	0	180
Spruce Grove City									
January 2012	81	42	15	0	44	99	0	103	384
January 2011	116	56	17	0	0	99	0	0	288
St. Albert City									
January 2012	121	8	0	0	0	0	0	96	225
January 2011	105	4	0	0	0	101	0	0	210
Stony Plain Town									
January 2012	34	12	0	0	36	0	0	0	82
January 2011	47	4	4	0	44	141	12	0	252
Strathcona County									
January 2012	205	22	0	0	75	186	0	34	522
January 2011	292	36	4	0	62	136	0	34	564
Sturgeon County									
January 2012	114	0	0	0	0	0	0	0	114
January 2011	156	0	0	0	0	0	0	0	156
Remainder of the CMA									
January 2012	52	2	0	0	4	0	4	0	62
January 2011	67	4	0	0	0	0	4	0	75
Edmonton CMA									
January 2012	3,312	814	99	12	829	3,039	25	906	9,036
January 2011	3,412	570	89	11	868	2,886	39	375	8,293

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



**Table 1.1: Housing Activity Summary by Submarket**  
**January 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Edmonton City									
January 2012	257	78	0	0	48	82	0	0	465
January 2011	257	48	20	0	23	69	0	0	417
Beaumont Town									
January 2012	4	0	0	0	0	0	0	0	4
January 2011	17	2	0	0	6	0	0	0	25
Devon Town									
January 2012	0	0	0	0	0	0	0	0	0
January 2011	0	2	0	0	0	0	0	0	2
Fort Saskatchewan City									
January 2012	13	8	0	0	0	0	0	71	92
January 2011	18	4	11	0	0	0	0	0	33
Leduc City									
January 2012	2	0	0	0	0	0	0	0	2
January 2011	44	2	0	0	0	0	0	0	46
Leduc County									
January 2012	2	0	0	0	0	0	0	0	2
January 2011	5	0	0	0	0	0	0	0	5
Morinville Town									
January 2012	7	0	0	0	24	0	2	0	33
January 2011	8	0	0	0	0	0	3	3	14
Parkland County									
January 2012	5	0	0	0	0	0	0	0	5
January 2011	10	0	0	0	0	0	0	0	10
Spruce Grove City									
January 2012	13	0	0	1	14	0	0	0	28
January 2011	35	14	0	0	4	0	0	0	53
St. Albert City									
January 2012	16	0	0	0	0	0	0	0	16
January 2011	15	0	0	0	0	0	0	0	15
Stony Plain Town									
January 2012	11	0	0	0	0	0	0	0	11
January 2011	7	4	0	0	8	0	0	0	19
Strathcona County									
January 2012	25	6	0	0	5	0	0	0	36
January 2011	26	6	0	1	6	0	0	0	39
Sturgeon County									
January 2012	15	0	0	0	0	0	0	0	15
January 2011	10	0	0	0	0	0	0	0	10
Remainder of the CMA									
January 2012	3	0	0	0	0	0	0	0	3
January 2011	1	0	0	0	0	0	0	0	1
Edmonton CMA									
January 2012	373	92	0	1	91	82	2	71	712
January 2011	453	82	31	1	47	69	3	3	689

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**January 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Edmonton City									
January 2012	289	70	7	0	73	381	1	0	821
January 2011	248	51	9	0	90	432	1	17	848
Beaumont Town									
January 2012	33	2	0	0	1	0	0	0	36
January 2011	14	0	0	0	1	0	0	0	15
Devon Town									
January 2012	1	0	0	0	2	0	0	0	3
January 2011	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
January 2012	55	13	0	0	16	40	0	15	139
January 2011	50	15	6	0	23	51	0	0	145
Leduc City									
January 2012	44	8	0	0	7	20	0	0	79
January 2011	39	5	0	0	8	20	0	0	72
Leduc County									
January 2012	2	1	0	0	0	0	0	0	3
January 2011	2	0	0	0	0	0	0	0	2
Morinville Town									
January 2012	20	2	2	0	34	0	0	0	58
January 2011	18	0	1	0	13	0	0	0	32
Parkland County									
January 2012	14	2	0	0	0	0	0	0	16
January 2011	12	0	0	0	0	0	0	0	12
Spruce Grove City									
January 2012	42	11	8	1	14	74	0	0	150
January 2011	28	13	3	0	3	93	0	0	140
St. Albert City									
January 2012	38	0	0	0	0	37	0	0	75
January 2011	43	1	0	0	3	0	0	0	47
Stony Plain Town									
January 2012	25	4	0	0	10	61	0	0	100
January 2011	20	1	0	0	21	0	0	0	42
Strathcona County									
January 2012	68	8	0	0	22	0	0	0	98
January 2011	77	9	0	2	6	2	0	12	108
Sturgeon County									
January 2012	1	0	0	0	0	0	0	0	1
January 2011	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
January 2012	3	2	0	0	0	3	0	0	8
January 2011	0	2	0	0	0	22	0	0	24
Edmonton CMA									
January 2012	635	123	17	1	179	616	1	15	1,587
January 2011	553	97	19	2	168	620	1	29	1,489

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**January 2012**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
January 2012	246	75	0	0	57	51	0	0	429
January 2011	245	41	20	0	23	61	0	10	400
Beaumont Town									
January 2012	5	0	0	0	0	0	0	0	5
January 2011	15	2	0	0	6	0	0	0	23
Devon Town									
January 2012	0	0	0	0	0	0	0	0	0
January 2011	1	2	0	0	0	0	0	0	3
Fort Saskatchewan City									
January 2012	14	7	0	0	1	0	0	60	82
January 2011	15	6	5	0	0	1	0	0	27
Leduc City									
January 2012	2	1	0	0	0	0	0	0	3
January 2011	38	0	0	0	2	0	0	0	40
Leduc County									
January 2012	1	0	0	0	0	0	0	0	1
January 2011	5	0	0	0	0	0	0	0	5
Morinville Town									
January 2012	6	0	0	0	0	0	2	0	8
January 2011	8	0	0	0	0	0	3	3	14
Parkland County									
January 2012	7	0	0	0	0	0	0	0	7
January 2011	8	0	0	0	0	0	0	0	8
Spruce Grove City									
January 2012	11	1	0	0	0	0	0	0	12
January 2011	32	11	0	0	1	0	0	0	44
St. Albert City									
January 2012	14	0	0	0	0	0	0	0	14
January 2011	17	0	0	0	0	0	0	0	17
Stony Plain Town									
January 2012	6	0	0	0	0	0	0	0	6
January 2011	7	4	0	0	1	0	0	0	12
Strathcona County									
January 2012	21	6	1	0	5	3	0	2	38
January 2011	26	7	0	0	7	1	0	0	41
Sturgeon County									
January 2012	15	0	0	0	0	0	0	0	15
January 2011	10	0	0	0	0	0	0	0	10
Remainder of the CMA									
January 2012	3	0	0	0	0	0	0	0	3
January 2011	1	0	0	0	0	4	0	0	5
Edmonton CMA									
January 2012	351	90	1	0	63	54	2	62	623
January 2011	428	73	25	0	40	67	3	13	649

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: History of Housing Starts of Edmonton CMA**  
**2002 - 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581

Source: CMHC (Starts and Completions Survey)



**Table 2: Starts by Submarket and by Dwelling Type**  
January 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	% Change
Edmonton City	227	118	78	36	31	30	130	0	466	184	153.3
Beaumont Town	5	6	0	0	0	0	0	0	5	6	-16.7
Calmar Town	1	0	0	0	0	0	0	0	1	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	10	5	4	0	0	0	0	0	14	5	180.0
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	9	16	2	0	0	0	0	80	11	96	-88.5
Leduc County	4	0	0	0	0	0	0	0	4	0	n/a
Morinville Town	4	14	0	0	0	0	0	0	4	14	-71.4
Parkland County	4	4	0	0	0	0	0	0	4	4	0.0
Spruce Grove City	9	5	2	12	7	0	0	0	18	17	5.9
St. Albert City	5	7	0	0	0	0	0	0	5	7	-28.6
Stony Plain Town	6	6	2	0	0	0	0	0	8	6	33.3
Strathcona County	17	12	8	0	0	0	0	0	25	12	108.3
Sturgeon County	7	9	0	0	0	0	0	0	7	9	-22.2
Remainder of the CMA	6	2	0	0	0	0	0	0	6	2	200.0
<b>Edmonton CMA</b>	<b>314</b>	<b>205</b>	<b>96</b>	<b>48</b>	<b>38</b>	<b>30</b>	<b>130</b>	<b>80</b>	<b>578</b>	<b>363</b>	<b>59.2</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
January - January 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Edmonton City	227	118	78	36	31	30	130	0	466	184	153.3
Beaumont Town	5	6	0	0	0	0	0	0	5	6	-16.7
Calmar Town	1	0	0	0	0	0	0	0	1	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	10	5	4	0	0	0	0	0	14	5	180.0
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	9	16	2	0	0	0	0	80	11	96	-88.5
Leduc County	4	0	0	0	0	0	0	0	4	0	n/a
Morinville Town	4	14	0	0	0	0	0	0	4	14	-71.4
Parkland County	4	4	0	0	0	0	0	0	4	4	0.0
Spruce Grove City	9	5	2	12	7	0	0	0	18	17	5.9
St. Albert City	5	7	0	0	0	0	0	0	5	7	-28.6
Stony Plain Town	6	6	2	0	0	0	0	0	8	6	33.3
Strathcona County	17	12	8	0	0	0	0	0	25	12	108.3
Sturgeon County	7	9	0	0	0	0	0	0	7	9	-22.2
Remainder of the CMA	6	2	0	0	0	0	0	0	6	2	200.0
<b>Edmonton CMA</b>	<b>314</b>	<b>205</b>	<b>96</b>	<b>48</b>	<b>38</b>	<b>30</b>	<b>130</b>	<b>80</b>	<b>578</b>	<b>363</b>	<b>59.2</b>

Source: CMHC (Starts and Completions Survey)



**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011
Edmonton City	31	30	0	0	0	0	130	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	80	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	7	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
<b>Edmonton CMA</b>	<b>38</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>80</b>	<b>130</b>	<b>0</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - January 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	31	30	0	0	0	0	130	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	80	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	7	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
<b>Edmonton CMA</b>	<b>38</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>80</b>	<b>130</b>	<b>0</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**January 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011
Edmonton City	293	168	43	16	130	0	466	184
Beaumont Town	5	6	0	0	0	0	5	6
Calmar Town	1	0	0	0	0	0	1	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	14	5	0	0	0	0	14	5
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	11	16	0	80	0	0	11	96
Leduc County	4	0	0	0	0	0	4	0
Morinville Town	4	14	0	0	0	0	4	14
Parkland County	4	4	0	0	0	0	4	4
Spruce Grove City	14	17	4	0	0	0	18	17
St. Albert City	5	7	0	0	0	0	5	7
Stony Plain Town	8	6	0	0	0	0	8	6
Strathcona County	17	12	8	0	0	0	25	12
Sturgeon County	7	9	0	0	0	0	7	9
Remainder of the CMA	6	2	0	0	0	0	6	2
<b>Edmonton CMA</b>	<b>393</b>	<b>267</b>	<b>55</b>	<b>96</b>	<b>130</b>	<b>0</b>	<b>578</b>	<b>363</b>

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - January 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	293	168	43	16	130	0	466	184
Beaumont Town	5	6	0	0	0	0	5	6
Calmar Town	1	0	0	0	0	0	1	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	14	5	0	0	0	0	14	5
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	11	16	0	80	0	0	11	96
Leduc County	4	0	0	0	0	0	4	0
Morinville Town	4	14	0	0	0	0	4	14
Parkland County	4	4	0	0	0	0	4	4
Spruce Grove City	14	17	4	0	0	0	18	17
St. Albert City	5	7	0	0	0	0	5	7
Stony Plain Town	8	6	0	0	0	0	8	6
Strathcona County	17	12	8	0	0	0	25	12
Sturgeon County	7	9	0	0	0	0	7	9
Remainder of the CMA	6	2	0	0	0	0	6	2
<b>Edmonton CMA</b>	<b>393</b>	<b>267</b>	<b>55</b>	<b>96</b>	<b>130</b>	<b>0</b>	<b>578</b>	<b>363</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**January 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	% Change
Edmonton City	257	257	84	50	42	41	82	69	465	417	11.5
Beaumont Town	4	17	0	8	0	0	0	0	4	25	-84.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	2	0	0	0	0	0	2	-100.0
Fort Saskatchewan City	13	18	8	4	0	11	71	0	92	33	178.8
Gibbons Town	2	1	0	0	0	0	0	0	2	1	100.0
Leduc City	2	44	0	2	0	0	0	0	2	46	-95.7
Leduc County	2	5	0	0	0	0	0	0	2	5	-60.0
Morinville Town	7	8	2	0	24	3	0	3	33	14	135.7
Parkland County	5	10	0	0	0	0	0	0	5	10	-50.0
Spruce Grove City	14	35	14	14	0	4	0	0	28	53	-47.2
St. Albert City	16	15	0	0	0	0	0	0	16	15	6.7
Stony Plain Town	11	7	0	4	0	8	0	0	11	19	-42.1
Strathcona County	25	27	8	8	3	4	0	0	36	39	-7.7
Sturgeon County	15	10	0	0	0	0	0	0	15	10	50.0
Remainder of the CMA	1	0	0	0	0	0	0	0	1	0	n/a
<b>Edmonton CMA</b>	<b>374</b>	<b>454</b>	<b>116</b>	<b>92</b>	<b>69</b>	<b>71</b>	<b>153</b>	<b>72</b>	<b>712</b>	<b>689</b>	<b>3.3</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - January 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Edmonton City	257	257	84	50	42	41	82	69	465	417	11.5
Beaumont Town	4	17	0	8	0	0	0	0	4	25	-84.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	2	0	0	0	0	0	2	-100.0
Fort Saskatchewan City	13	18	8	4	0	11	71	0	92	33	178.8
Gibbons Town	2	1	0	0	0	0	0	0	2	1	100.0
Leduc City	2	44	0	2	0	0	0	0	2	46	-95.7
Leduc County	2	5	0	0	0	0	0	0	2	5	-60.0
Morinville Town	7	8	2	0	24	3	0	3	33	14	135.7
Parkland County	5	10	0	0	0	0	0	0	5	10	-50.0
Spruce Grove City	14	35	14	14	0	4	0	0	28	53	-47.2
St. Albert City	16	15	0	0	0	0	0	0	16	15	6.7
Stony Plain Town	11	7	0	4	0	8	0	0	11	19	-42.1
Strathcona County	25	27	8	8	3	4	0	0	36	39	-7.7
Sturgeon County	15	10	0	0	0	0	0	0	15	10	50.0
Remainder of the CMA	1	0	0	0	0	0	0	0	1	0	n/a
<b>Edmonton CMA</b>	<b>374</b>	<b>454</b>	<b>116</b>	<b>92</b>	<b>69</b>	<b>71</b>	<b>153</b>	<b>72</b>	<b>712</b>	<b>689</b>	<b>3.3</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011
Edmonton City	42	41	0	0	82	69	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	11	0	0	0	0	71	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	24	0	0	3	0	0	0	3
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	8	0	0	0	0	0	0
Strathcona County	3	4	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
<b>Edmonton CMA</b>	<b>69</b>	<b>68</b>	<b>0</b>	<b>3</b>	<b>82</b>	<b>69</b>	<b>71</b>	<b>3</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - January 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	42	41	0	0	82	69	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	11	0	0	0	0	71	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	24	0	0	3	0	0	0	3
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	8	0	0	0	0	0	0
Strathcona County	3	4	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
<b>Edmonton CMA</b>	<b>69</b>	<b>68</b>	<b>0</b>	<b>3</b>	<b>82</b>	<b>69</b>	<b>71</b>	<b>3</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**January 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011	Jan 2012	Jan 2011
Edmonton City	335	325	130	92	0	0	465	417
Beaumont Town	4	19	0	6	0	0	4	25
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	2	0	0	0	0	0	2
Fort Saskatchewan City	21	33	0	0	71	0	92	33
Gibbons Town	2	1	0	0	0	0	2	1
Leduc City	2	46	0	0	0	0	2	46
Leduc County	2	5	0	0	0	0	2	5
Morinville Town	7	8	24	0	2	6	33	14
Parkland County	5	10	0	0	0	0	5	10
Spruce Grove City	13	49	15	4	0	0	28	53
St. Albert City	16	15	0	0	0	0	16	15
Stony Plain Town	11	11	0	8	0	0	11	19
Strathcona County	31	32	5	7	0	0	36	39
Sturgeon County	15	10	0	0	0	0	15	10
Remainder of the CMA	1	0	0	0	0	0	1	0
<b>Edmonton CMA</b>	<b>465</b>	<b>566</b>	<b>174</b>	<b>117</b>	<b>73</b>	<b>6</b>	<b>712</b>	<b>689</b>

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - January 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	335	325	130	92	0	0	465	417
Beaumont Town	4	19	0	6	0	0	4	25
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	2	0	0	0	0	0	2
Fort Saskatchewan City	21	33	0	0	71	0	92	33
Gibbons Town	2	1	0	0	0	0	2	1
Leduc City	2	46	0	0	0	0	2	46
Leduc County	2	5	0	0	0	0	2	5
Morinville Town	7	8	24	0	2	6	33	14
Parkland County	5	10	0	0	0	0	5	10
Spruce Grove City	13	49	15	4	0	0	28	53
St. Albert City	16	15	0	0	0	0	16	15
Stony Plain Town	11	11	0	8	0	0	11	19
Strathcona County	31	32	5	7	0	0	36	39
Sturgeon County	15	10	0	0	0	0	15	10
Remainder of the CMA	1	0	0	0	0	0	1	0
<b>Edmonton CMA</b>	<b>465</b>	<b>566</b>	<b>174</b>	<b>117</b>	<b>73</b>	<b>6</b>	<b>712</b>	<b>689</b>

Source: CMHC (Starts and Completions Survey)



Table 4: Absorbed Single-Detached Units by Price Range

January 2012

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
January 2012	30	12.8	97	41.3	56	23.8	16	6.8	36	15.3	235	440,480	508,076
January 2011	45	20.1	65	29.0	52	23.2	27	12.1	35	15.6	224	454,000	539,711
Year-to-date 2012	30	12.8	97	41.3	56	23.8	16	6.8	36	15.3	235	440,480	508,076
Year-to-date 2011	45	20.1	65	29.0	52	23.2	27	12.1	35	15.6	224	454,000	539,711
Beaumont Town													
January 2012	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	—	—
January 2011	4	26.7	5	33.3	5	33.3	1	6.7	0	0.0	15	408,984	417,339
Year-to-date 2012	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	—	—
Year-to-date 2011	4	26.7	5	33.3	5	33.3	1	6.7	0	0.0	15	408,984	417,339
Calmar Town													
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
January 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
Devon Town													
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
January 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	—	—
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	—	—
Year-to-date 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	—	—
Fort Saskatchewan City													
January 2012	2	18.2	7	63.6	1	9.1	1	9.1	0	0.0	11	419,900	427,455
January 2011	1	6.7	7	46.7	5	33.3	1	6.7	1	6.7	15	441,500	469,180
Year-to-date 2012	2	18.2	7	63.6	1	9.1	1	9.1	0	0.0	11	419,900	427,455
Year-to-date 2011	1	6.7	7	46.7	5	33.3	1	6.7	1	6.7	15	441,500	469,180
Gibbons Town													
January 2012	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	—	—
January 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	—	—
Year-to-date 2012	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	—	—
Year-to-date 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	—	—
Leduc City													
January 2012	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	—	—
January 2011	13	34.2	16	42.1	6	15.8	2	5.3	1	2.6	38	394,000	400,403
Year-to-date 2012	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	—	—
Year-to-date 2011	13	34.2	16	42.1	6	15.8	2	5.3	1	2.6	38	394,000	400,403
Leduc County													
January 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	—	—
January 2011	1	20.0	1	20.0	0	0.0	2	40.0	1	20.0	5	—	—
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	—	—
Year-to-date 2011	1	20.0	1	20.0	0	0.0	2	40.0	1	20.0	5	—	—
Morinville Town													
January 2012	2	33.3	3	50.0	1	16.7	0	0.0	0	0.0	6	—	—
January 2011	4	50.0	3	37.5	1	12.5	0	0.0	0	0.0	8	—	—
Year-to-date 2012	2	33.3	3	50.0	1	16.7	0	0.0	0	0.0	6	—	—
Year-to-date 2011	4	50.0	3	37.5	1	12.5	0	0.0	0	0.0	8	—	—

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**January 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parland County													
January 2012	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
January 2011	1	25.0	0	0.0	1	25.0	1	25.0	1	25.0	4	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2011	1	25.0	0	0.0	1	25.0	1	25.0	1	25.0	4	--	--
Spruce Grove City													
January 2012	3	27.3	2	18.2	4	36.4	2	18.2	0	0.0	11	458,621	446,943
January 2011	5	18.5	14	51.9	4	14.8	3	11.1	1	3.7	27	415,000	431,759
Year-to-date 2012	3	27.3	2	18.2	4	36.4	2	18.2	0	0.0	11	458,621	446,943
Year-to-date 2011	5	18.5	14	51.9	4	14.8	3	11.1	1	3.7	27	415,000	431,759
St. Albert City													
January 2012	0	0.0	3	23.1	6	46.2	1	7.7	3	23.1	13	509,000	529,046
January 2011	0	0.0	1	9.1	4	36.4	3	27.3	3	27.3	11	554,800	597,255
Year-to-date 2012	0	0.0	3	23.1	6	46.2	1	7.7	3	23.1	13	509,000	529,046
Year-to-date 2011	0	0.0	1	9.1	4	36.4	3	27.3	3	27.3	11	554,800	597,255
Stony Plain Town													
January 2012	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
January 2011	4	57.1	1	14.3	2	28.6	0	0.0	0	0.0	7	--	--
Year-to-date 2012	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2011	4	57.1	1	14.3	2	28.6	0	0.0	0	0.0	7	--	--
Strathcona County													
January 2012	0	0.0	4	19.0	5	23.8	4	19.0	8	38.1	21	555,000	765,333
January 2011	0	0.0	7	26.9	10	38.5	1	3.8	8	30.8	26	509,000	618,423
Year-to-date 2012	0	0.0	4	19.0	5	23.8	4	19.0	8	38.1	21	555,000	765,333
Year-to-date 2011	0	0.0	7	26.9	10	38.5	1	3.8	8	30.8	26	509,000	618,423
Sturgeon County													
January 2012	1	6.7	3	20.0	4	26.7	4	26.7	3	20.0	15	540,000	554,000
January 2011	3	30.0	2	20.0	1	10.0	2	20.0	2	20.0	10	490,000	472,000
Year-to-date 2012	1	6.7	3	20.0	4	26.7	4	26.7	3	20.0	15	540,000	554,000
Year-to-date 2011	3	30.0	2	20.0	1	10.0	2	20.0	2	20.0	10	490,000	472,000
Remainder of the CMA													
January 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
January 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Edmonton CMA													
January 2012	42	12.5	131	39.1	77	23.0	28	8.4	57	17.0	335	447,100	520,598
January 2011	82	20.9	122	31.1	92	23.5	43	11.0	53	13.5	392	445,350	507,840
Year-to-date 2012	42	12.5	131	39.1	77	23.0	28	8.4	57	17.0	335	447,100	520,598
Year-to-date 2011	82	20.9	122	31.1	92	23.5	43	11.0	53	13.5	392	445,350	507,840

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units**  
**January 2012**

Submarket	Jan 2012	Jan 2011	% Change	YTD 2012	YTD 2011	% Change
Edmonton City	508,076	539,711	-5.9	508,076	539,711	-5.9
Beaumont Town	--	417,339	n/a	--	417,339	n/a
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	427,455	469,180	-8.9	427,455	469,180	-8.9
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	--	400,403	n/a	--	400,403	n/a
Leduc County	--	--	n/a	--	--	n/a
Morinville Town	--	--	n/a	--	--	n/a
Parkland County	--	--	n/a	--	--	n/a
Spruce Grove City	446,943	431,759	3.5	446,943	431,759	3.5
St. Albert City	529,046	597,255	-11.4	529,046	597,255	-11.4
Stony Plain Town	--	--	n/a	--	--	n/a
Strathcona County	765,333	618,423	23.8	765,333	618,423	23.8
Sturgeon County	554,000	472,000	17.4	554,000	472,000	17.4
Remainder of the CMA	--	--	n/a	--	--	n/a
<b>Edmonton CMA</b>	<b>520,598</b>	<b>507,840</b>	<b>2.5</b>	<b>520,598</b>	<b>507,840</b>	<b>2.5</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Edmonton**  
**January 2012**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2011	January	792	-10.4	1,277	2,160	2,620	48.7	315,483	0.2	322,972
	February	1,132	-12.8	1,316	2,666	2,888	45.6	311,674	-1.7	319,227
	March	1,613	-4.6	1,372	2,983	2,489	55.1	326,557	-4.8	322,150
	April	1,605	-13.1	1,388	3,308	2,634	52.7	327,805	-3.4	326,647
	May	2,007	10.0	1,452	3,556	2,642	55.0	331,537	-2.7	320,947
	June	1,901	14.7	1,490	3,298	2,687	55.5	328,695	-2.0	320,198
	July	1,603	15.4	1,495	3,082	2,787	53.6	334,444	1.4	327,845
	August	1,642	25.8	1,484	2,987	2,699	55.0	325,322	-0.4	324,628
	September	1,345	4.9	1,386	2,585	2,544	54.5	332,782	2.4	331,834
	October	1,272	10.2	1,428	2,193	2,555	55.9	320,306	1.0	326,674
	November	1,166	-4.7	1,374	1,810	2,536	54.2	319,559	0.3	336,013
	December	885	4.4	1,500	1,091	2,636	56.9	315,658	1.5	328,046
2012	January	930	17.4	1,419	2,452	2,774	51.2	317,995	0.8	324,674
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2010	3,225	-13.9		5,292			316,010	-0.9	
	Q4 2011	3,323	3.0		5,094			318,806	0.9	
	YTD 2011	792	-10.4		2,160			315,483	0.2	
	YTD 2012	930	17.4		2,452			317,995	0.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators

January 2012

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	89.0	123.9	652	5.9	72.5	929
	February	607	3.50	5.44	90.0	124.3	658	5.9	73.0	932
	March	601	3.50	5.34	89.8	124.8	660	5.8	73.2	937
	April	621	3.70	5.69	89.6	126.2	662	5.7	73.1	944
	May	616	3.70	5.59	89.8	126.5	663	5.5	73.0	950
	June	604	3.50	5.39	90.1	125.6	665	5.4	73.1	954
	July	604	3.50	5.39	90.0	125.9	670	5.3	73.4	951
	August	604	3.50	5.39	89.9	126.6	675	5.3	73.8	950
	September	592	3.50	5.19	89.6	126.4	681	5.3	74.4	948
	October	598	3.50	5.29	90.1	127.6	682	5.3	74.4	951
	November	598	3.50	5.29	90.2	126.9	682	5.3	74.2	955
	December	598	3.50	5.29	90.2	126.7	682	4.9	73.8	960
2012	January	598	3.50	5.29		127.3	678	5.0	73.4	967
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)



## METHODOLOGY

### Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

### Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental:** Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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